



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: E-1920-20

File ID: E-1920-20	Type: Easement	Status: Consent Item
Version: 1	Reference: Item 23	In Control: City Council
Department: Utilities Department	Cost: \$49,439.16	File Created: 10/07/2019
File Name: Easement for Wells, Downey 2	Final Action:	

Title: EASEMENT E-1920-20: CONSIDERATION OF ACCEPTANCE OF A PERMANENT WATER WELL EASEMENT FROM ALFRED A. DOWNEY, JR. & DEBORAH S. DOWNEY IN THE AMOUNT OF \$49,439.16 FOR THE FYE15 WATER WELLS/SUPPLY LINES PROJECT.

Notes: ACTION NEEDED: Acting as the City Council and the Norman Utilities Authority, motion to approve or reject Easement E-1920-20, and, if accepted, direct the filing thereof with the Cleveland County Clerk and payment in the amount of \$49,439.16 to Alfred A. Downey, Jr., and Deborah S. Downey.

ACTION TAKEN: _____

Agenda Date: 10/22/2019

Agenda Number: 23

Attachments: Well Locations Regarding 8 Easements 3 Deeds.pdf,
Downey 2 Easement Signed.pdf, Alfred Downey
Requisition

Project Manager: Chris Mattingly, Capital Projects Engineer

Entered by: chris.mattingly@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File E-1920-20

Body

BACKGROUND: On June 14, 2016, the Norman Utilities Authority (NUA) approved Contract K-1516-139 with Carollo Engineers to determine suitable new well sites situated above thick saturated sand zones; prepare a bid package for drilling test wells and recommend where the groundwater well field expansion should take place.

Carollo and NUA staff worked closely with ACOG to map the water bearing sand zones and identified 45 potential test well sites to investigate. The test well sites were prioritized and landowners were contacted to determine if they were willing to initially allow drilling of a test well

and, if found suitable for potable water use, allow construction of a production well. The attached map shows the existing wells and potential new wells located in north east Norman.

On November 27, 2018 the NUA approved Contract K-1819-44 with Layne Christensen Company of Guthrie, Oklahoma in the amount of \$4,714,421.72 for the drilling of the test sites as well as the production wells. \$674,310 has been expended to date for test well drilling.

DISCUSSION: Results from the test holes have identified eleven (11) potential permanent well sites for the NUA to pursue. Three (3) sites will be purchased and eight (8) sites will be acquired through permanent easement. The sites will allow for the production well, well house, access drive, fencing and all associated water appurtenances to be installed so that the well is connected into the Norman water system. All landowners were offered a price of \$20,000 per acre for purchase and 90% of that price for permanent easement.

Proposed permanent water well and utility easement E-1920-20, is a rectangular area approximately 300 feet by 233 feet which equates to 1.6 acres. The NUA offered \$28,800 for the 1.6 acre easement and the property owner accepted the offer. In addition, the well site required the landowner to relocate an irrigation well. The city received a quote from owner's driller and agreed to pay an additional \$20,639.16 to cover all expenses associated with that task. The total offer equates to \$49,439.16. The site is located ¼ mile east of the intersection of 48th Ave NE and Tecumseh Road as shown on the attached map.

The Fiscal Year Ending 2020 budget for the FYE15 Water Wells/Supply Lines project (WA0212) currently includes an unencumbered balance of \$634,280 in Land/Right-of-Way account 031-9345-462.60-01 which is sufficient to fund the easement purchase.

RECOMMENDATION: Staff recommends acceptance of Easement E-1920-20, a permanent utility easement for a water well and associated appurtenances.